

MELOGY KEVIN M & JEANICE IRENE
96503 GRANITE TRL
YULEE, FL 32097

50-3N-28-0305-0073-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY				PAGE 1 of 1	
Exterior Wall		31		HARDIE BRD 100		0100		01		2,210		117.5020		123.38		272,670		2021		2021		0		0		1.50		98.50		VALUATION BY				STANDARD	
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		100% - 2022				Heated Area: 1876														HX Base Yr 2022		Tax Group: 4				Tax Dist:	
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE				268,580	
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE				50,000	
Interior Floor		13		LVT/LAMNT 50																										TOTAL LAND VALUE - MARKET				75,000	
Interior Floor		14		CARPET 50																										TOTAL MARKET VALUE				393,580	
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction				129,354	
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE				264,226	
Bedrooms				3 100																										TOTAL EXEMPTION VALUE		HX HB 51,411			
Bathrooms				2 100																										BASE TAXABLE VALUE				212,815	
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE				393,580	
Stories		1.		1. 100																										NCON VALUE				0	
Units		00		0 100																										INCOME VALUE					
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE				380,823	
Quality		05		Quality Level 05																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA				04																											
NEIGHBORHOOD/LOC		4031.100																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,876		100		2021		1,876		227,989																									
FGR		480		55		2021		264		32,083																									
FOP		35		30		2021		10		1,215																									
FSP		150		40		2025		60		7,292																									
TOTALS		2,541						2,210		268,580																									
EXTRA FEATURES																																			